

COUNTY OF SAN DIEGO TRACT NO. 5482 RPL³
FRANCES KNOLL TENTATIVE SUBDIVISION MAP

SHEET 1 OF 1 SHEET

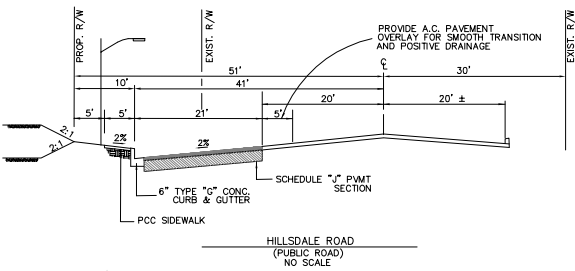
LOT AREA ANALYSIS:

- 1) TOTAL GROSS AREA OF SUBDIVISION: 170,080 SQ. FT./ 3.90 AC.
2) TOTAL NET AREA (LESS STREETS AND OPEN SPACE): 125,105 SQ. FT./ 2.87 AC.
3) INDIVIDUAL LOT AREAS:
LOT GROSS AND NET AREA
1 21,789 SF/ 0.50 AC
2 22,890 SF/ 0.53 AC
3 22,888 SF/ 0.52 AC
4 25,080 SF/ 0.58 AC
5 32,458 SF/ 0.74 AC
4) STREET AREAS:
PRIVATE(LOT 6) 41,860 SF/ 0.96 AC (PRIVATE ROAD AND OPEN SPACE)
PUBLIC 3,115 SF/ 0.07 AC

EASEMENT DATA:

- NON-PLOTTABLE EASEMENTS:
1) EASEMENT FOR PIPELINE (HILLSDALE PIPE COMPANY) RECORDED JUNE 25, 1892 IN BOOK 199 OF DEEDS, PAGE 442. THE LOCATION OF THE EASEMENT CANNOT BE PLOTTED FROM RECORD INFORMATION.
2) EASEMENTS TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY RECORDED MARCH 6, 1924 IN BOOK 992 OF DEEDS, PAGE 180, RECORDED MARCH 6, 1924 IN BOOK 992 OF DEEDS, PAGE 182, RECORDED SEPTEMBER 30, 1925 IN BOOK 1131 OF DEEDS, PAGE 84, RECORDED SEPTEMBER 30, 1925 IN BOOK 1131 OF DEEDS, PAGE 86. THE LOCATION OF THESE EASEMENTS CANNOT BE PLOTTED FROM RECORD INFORMATION.

TYPICAL STREET SECTIONS:



LEGAL DESCRIPTION:

THE WEST 1/2 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 1 EAST SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, EXCEPTING THEREFROM THE WESTERLY 180 FEET OF THE SOUTHERLY 242 FEET THEREOF.

OWNERS/APPLICANT/SUBDIVIDER:

SPINALI FAMILY TRUST
(JOSEPH SPINALI)
P.O. BOX 503356
SAN DIEGO, CA 92150-3356
PHONE (619) 607-1357 (CELL)
PHONE (951) 566-5887 (RESIDENCE)

JOSEPH SPINALI DATE
TRUSTEE

ENGINEER OF WORK:

DAVID EVANS AND ASSOCIATES
110 WEST A STREET, SUITE 1700
SAN DIEGO, CA 92101
PHONE (619) 400-0600
FAX (619) 400-0599



PATRICIA M. MCCOLL RCE 36873
REGISTRATION EXPIRES: 6/30/2010

GENERAL NOTES:

- 1) ASSESSOR'S PARCEL NOS.: 517-120-24, 25
2) TAX RATE AREA: 59041
3) EXISTING ZONING:
ZONE RR2
USE REGULATIONS
ANIMAL REGULATIONS J
DENSITY 2
LOT SIZE 0.5 AC.
BUILDING TYPE C
MAXIMUM FLOOR AREA -
FLOOR AREA RATIO -
HEIGHT G
LOT COVERAGE -
SETBACK G
OPEN SPACE -
SPECIAL AREA REGULATIONS -
4) COMMUNITY PLAN: VALLE DE ORO
5) GENERAL PLAN DESIGNATION: 3
6) REGIONAL CATEGORY: CUBA
7) TOTAL GROSS AREA: 3.90 AC.
8) TOTAL NET AREA: 2.87 AC.
9) MINIMUM LOT SIZE CREATED: 0.50 AC./ 21,789 SQ. FT.
10) TOTAL NO. OF LOTS: 5-RES., 1-OPEN SPACE AND PRIVATE STREET
11) ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
12) STREET LIGHTS TO BE INSTALLED AS REQUIRED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
13) THERE ARE NO SPECIAL ASSESSMENTS PROPOSED FOR THIS DEVELOPMENT.
14) SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAMMETRY PREPARED BY: SAN-LO AERIAL SURVEYS 2005
15) PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATIONS IF REQUIRED.
16) EARTHWORK QUANTITIES:
A) EXCAVATION: 13,000 C.Y.
B) EMBANKMENT: 13,000 C.Y.
C) IMPORT:
17) SEE PRELIMINARY GRADING PLAN FOR PROPOSED CONCEPTIONAL GRADING.
18) THE LOT AREAS SHOWN INDICATE BOTH NET AND GROSS AREAS, UNLESS OTHERWISE NOTED.
19) ALL EXISTING STRUCTURES WITHIN THE SUBDIVISION ARE TO BE REMOVED.
20) ALL EXISTING TREES WITHIN THE SUBDIVISION ARE TO BE REMOVED. LANDSCAPING OF THE PROPOSED LOTS WILL BE IN ACCORDANCE WITH COUNTY STANDARDS.
21) ALL PROPOSED PRIVATE GRADING & PUBLIC IMPROVEMENTS WILL BE BY COUNTY PERMITS AND PER COUNTY STANDARDS.
22) PROPOSED PRIVATE ROAD, OPEN SPACE LOT, AND DRAINAGE FACILITIES TO BE MAINTAINED BY THE H.O.A.

PUBLIC SERVICES:

SEWER DISTRICT: OTAY WATER DISTRICT
WATER DISTRICT: OTAY WATER DISTRICT
SCHOOL DISTRICTS: CAJON VALLEY UNION CONSOLIDATED
FIRE DISTRICT: SAN MIGUEL FIRE PROTECTION DISTRICT
STREET LIGHTING: COUNTY OF SAN DIEGO
TELEPHONE: SBC
GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
CABLE TELEVISION: COX COMMUNICATIONS

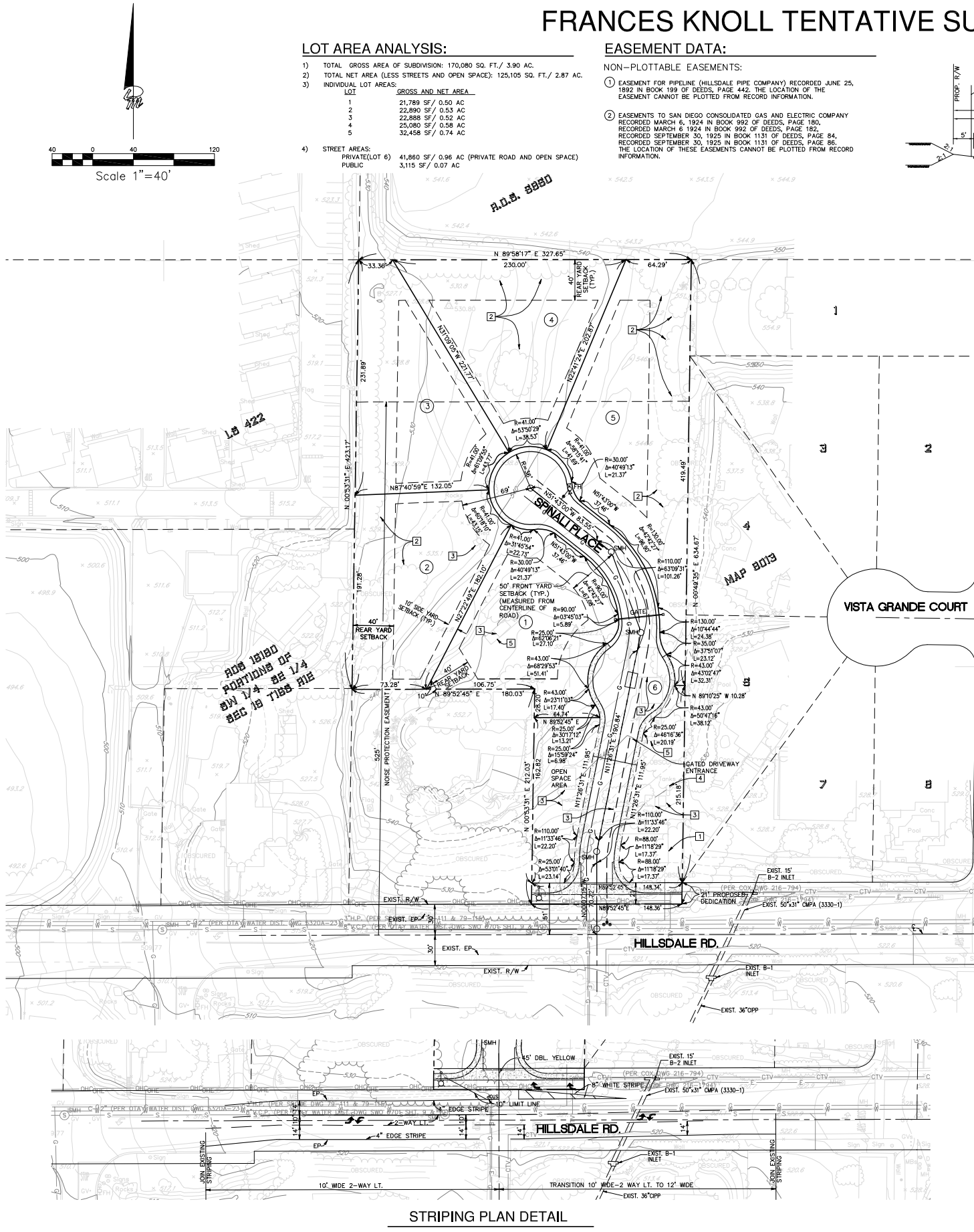
STREET NAMES APPROVAL:

THE PROPOSED STREET NAMES SHOWN HEREON HAVE RECEIVED PRELIMINARY APPROVAL.

NORA RIVERA 2/9/06 DPLU #126220

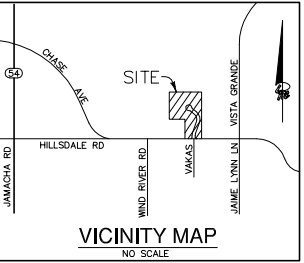
APPROVED BY:

DATE: 12-21-09 R.O. 12511 DRFT: AMJA CHK'D BY: PMW
DAVID EVANS AND ASSOCIATES INC.
110 West A Street Suite 1700
San Diego California 92101
Phone: (619) 400-0600



NOTES:

- 1) REMOVE HOUSE
2) REMOVE TREES/SHRUBS
3) REMOVE BUILDING/SHED
4) REMOVE TANKS
5) REMOVE WALLS



LEGEND:

ITEM	RSD/SD COUNTY DESIGN STDS.	SYMBOL
CENTERLINE		—
SUBDIVISION BOUNDARY		---
LOT LINE		---
6" CURB	G-1	—
CURB AND GUTTER	G-2	—
GROSS GUTTER		—
GATED DRIVEWAY ENTRANCE	DS-19	—
SETBACK LIMITS		---
LOT NUMBER		①
PAV ELEVATION		545
GAS (EXISTING)		G
WATER (EXISTING)		W
SEWER (EXISTING)		S
ELECTRICAL (EXISTING)		E
CABLE TV (EXISTING)		CTV
OVERHEAD ELECTRIC (EXISTING)		OHE
OVERHEAD CABLE (EXISTING)		OHC
GATE VALVE		GV
STREET LIGHT		SL
SEWER (PROPOSED)		—
SEWER MANHOLE (PROPOSED)		SMH
WATER (PROPOSED)		—
FIRE HYDRANT (PROPOSED)		PH
GATE VALVE (PROPOSED)		—
GAS LINE (PROPOSED)		—

STRIPING PLAN DETAIL